

10 VORLICH ROAD
LOCHEARNHEAD, FK19 8QG

IrvingGeddes
W.S. • Solicitors • Estate Agents







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Irving Geddes are delighted to offer for sale this beautifully presented and quality built 4 bedroom bungalow enjoying an elevated position overlooking Loch Earn, boasting a quiet cul-de-sac location within the popular village of Lochearnhead. A bespoke build, designed by the current owner, comprises a spacious layout over one level, double garage, substantial cellar workshop/storage, external sun terrace, central vacuum system, heat exchanger and under-floor heating. The ground floor layout comprises: VESTIBULE, central reception HALL with ample storage, W.C., DINING KITCHEN, UTILITY ROOM, large LOUNGE, SUN-ROOM with access to a decked terrace, DINING ROOM, 3 DOUBLE BEDROOMS (Master with DRESSING ROOM & EN-SUITE SHOWER ROOM), STUDY/BEDROOM 4, and FAMILY BATHROOM.

The property is warmed by oil heating and is double glazed throughout.

The property benefits from attractive private gardens. Ample parking on a mono-bloc driveway leading to a large integrated double garage/workshop with boiler room to the rear, with area of lawn and paved path to the front door. The fully-enclosed rear is laid to lawn with a cottage garden area to the side, timber summerhouse, & access to large cellar workshop with expansive storage.

A superior individual home of much appeal, boasting a prime setting in one of Perthshire most scenic and accessible areas.









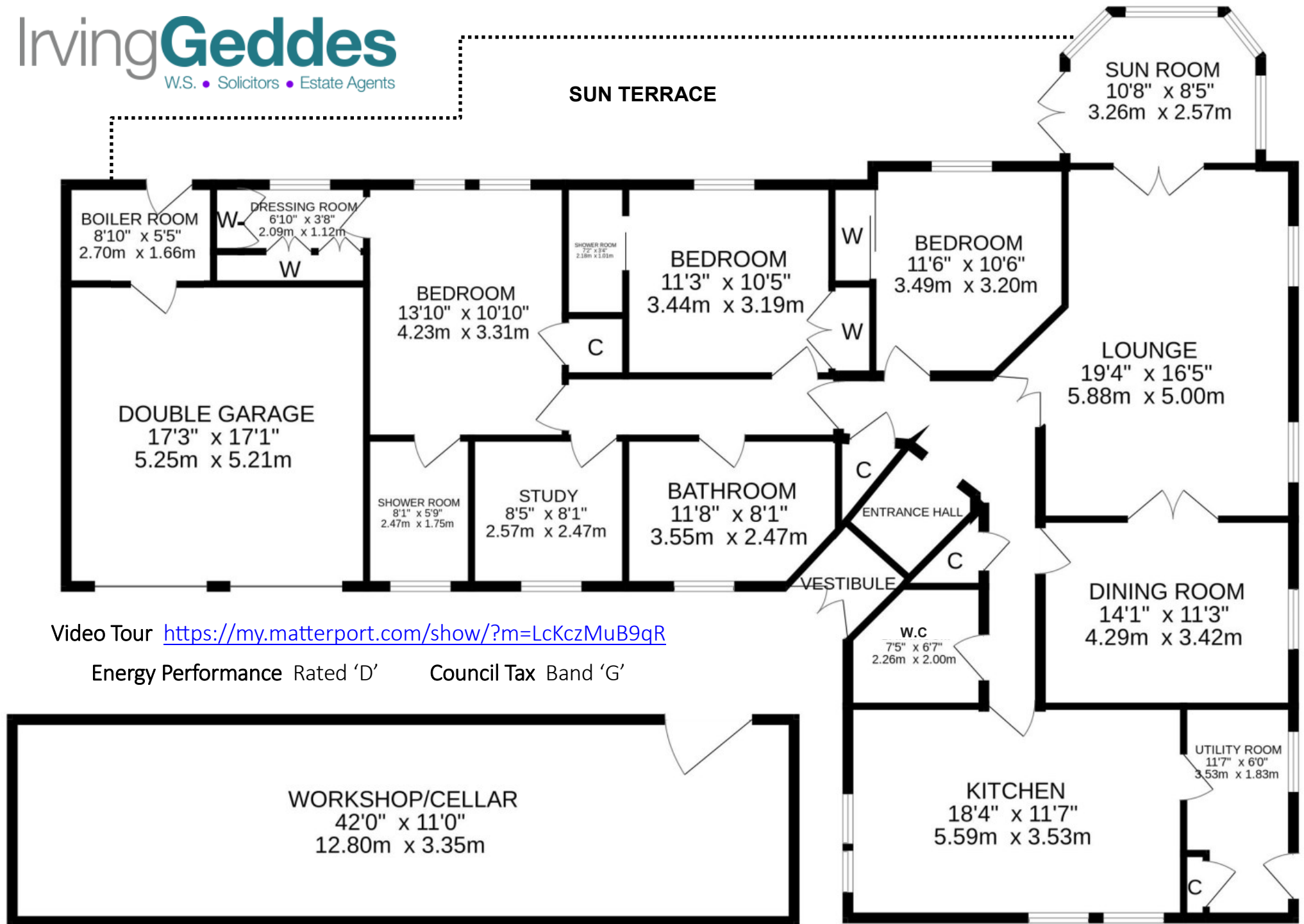












Video Tour <https://my.matterport.com/show/?m=LcKczMuB9qR>

Energy Performance Rated 'D' Council Tax Band 'G'



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